

PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

FOR OFFICIAL USE ONLY:	
SSD	201__ - __
Acceptance Date:	1.29.18
Website Posting Date:	
Determination Date:	
Planning Commission Date:	
Expiration Date:	
Planner Assigned:	

Instructions: File all information requested under Part A for processing the Determination of Applicability (§8-27.1), including signature page. Fill out Parts A and B if you know that your parcel will require a Certified Shoreline Survey, due to the proximity to the shoreline. If you are proposing a permitted structure or subdivision within the shoreline setback area fill in Part C. For applications involving a variance, complete Part D.

Applicant Information	
Applicant:	Rodney Pascua
Mailing Address:	P.O. box 840 Lawai, HI 96765
Phone:	(808) 822-4435
Email:	rodney@dakauai.com
Applicant's Status: (Check one)	
<input type="checkbox"/> Owner of the Property	(Holder of at least 75% of the equitable and legal title)
<input type="checkbox"/> Lessee of the Property	Lessee must have an unexpired and recorded lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization.
<input checked="" type="checkbox"/> Authorized Agent	Attach Letter of Authorization
Transmittal Date: _____	

Project Information (attach additional sheets, if necessary)	
County Zoning District:	Hanalei
Tax Map Key(s):	(4) 5-4-01:30
Land Area:	
Nature of Development: (Description of proposed structure or subdivision)	This is for providing revisions and additions to existing BP15-2332, issued 1/21/15. Proposed Patio Addition on existing deck, Eastside: bedroom and bath addition, West: bedroom and bath addition and renovation of master bath and deck landing addition. (sheet:A01).

**NO PERMITS WILL BE ISSUED WITHOUT PLANNING COMMISSION ACCEPTANCE.
EXCEPT AS PROVIDED IN §8-27.8(c)(8)**

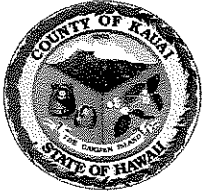
Part A

Shoreline Setback Determination of Applicability (§8-27.1)

Check all that apply, fill in applicable information. Any box checked must be accompanied by additional information, photos and/or documentation.

- Property is Abutting the Shoreline
☒ Proposed project's approximate distance from shoreline (based on aerial map): 220 ft.
- Property is Not Abutting the Shoreline
☐ Proposed project's approximate distance from shoreline (based on aerial map): _____ ft.
- Additional Information:
☐ Shoreline Change (Erosion/Accretion) Rate: _____ ft./year
(Information available here: www.soest.hawaii.edu/coasts/kauaicounty/KCounty.html)
☐ Number and description of parcels (including roads, buildings, structures) between Shoreline and this parcel:

none



PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

☒ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)
High up on bluff sloping down hill toward ocean. Highest to lowest elevation is approx. 30ft.

☒ Shoreline type (e.g. beach, dune, rocky, sandy with rocky outcropping, etc.)
Rocky and Sandy

☐ Artificially armored Shoreline
☐ If checked, what type of armoring (e.g. seawall, revetment, bulkhead): _____
☐ Is the armoring permitted/authorized? _____
☐ Date of authorization (attach copy of authorization letter): _____
☐ Is property in coastal floodplain (if checked, what zone)? _____
☐ Has this property been subject to coastal hazards (i.e. flooding, erosion, tsunami, etc.) in the past?

PLEASE NOTE:

Any misrepresentation of information in this shoreline setback application will result in revocation of this determination and may result in fines and criminal prosecution.

Applicant's Signature

Signature [Signature] Date 4/26/18

Applicability (to be completed by Planning Department)	
<input checked="" type="checkbox"/>	Setback Determination necessary. Requirements of Ordinance No. 979 are applicable.
<input type="checkbox"/>	Setback Determination is NOT necessary. Requirements of Ordinance No. 979 are not applicable.
<u>[Signature]</u> Planning Director or designee	
<u>1/29/18</u> Date	

If **Part A** has been deemed that a Determination will be necessary, the additional information will be required for submission of this application.

Part B

- ☐ A non-refundable processing fee of **one hundred dollars (\$100.00)** shall accompany a request for determination. (§8-27.8(c))
- ☐ An aerial map/image (ex. Google Maps or Google Earth) with a line drawn from the shoreline/vegetation line (approximate shoreline) to the proposed project and the calculated distance in feet.
- ☐ A detailed Plot Plan **to scale** with all existing and proposed structures including driveways, visible lot coverage, setbacks and measurement details, fences, gates, and walls, etc.
- ☐ Building Permit Number (If building plans submitted)



PLANNING DEPARTMENT SHORELINE SETBACK DETERMINATION

Exemption Determination



Exemption 1

In cases where the proposed structure or subdivision satisfies the following four criteria:

(A) In cases where the proposed structure or subdivision is located outside of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 'V' or 'VE' flood zones;

(B) The proposed structure or subdivision is located at an elevation which is thirty (30) feet above sea level or greater;

(C) The applicant can demonstrate to the satisfaction of the Planning Director that the property is clearly adjacent to a rocky shoreline and that it will not affect or be affected by coastal erosion or hazards; and

(D) The shoreline setback shall be sixty (60) feet from the certified shoreline which has been established not more than twelve (12) months from the date of the application for the exception under this section.



Exemption 2

In cases where the applicant can demonstrate to the satisfaction of the Planning Director that the applicant's proposed structure or subdivision will not affect beach processes, impact public beach access, or be affected by or contribute to coastal erosion or hazards, excluding natural disasters. Factors to be considered shall include, but not be limited to, proximity to the shoreline, topography, properties between shoreline and applicant's property, elevation, and the history of coastal hazards in the area.



Exemption 3

Pursuant to §8-27.7, those structures and uses found exempt in Table 3 (see pg. 7) including repairs and renovations to a lawfully existing structure, including nonconforming structures, provided that:

(A) The repairs DO NOT enlarge, add to or expand the structure; increase the size or degree of non-conformity; or intensify the use of the structure or its impact on coastal processes;

(B) The repairs DO NOT constitute a substantial improvement of the structure; and

(C) The repairs are permitted by the Comprehensive Zoning Ordinance, Development Plans, building code, floodplain management regulations, special management area requirements under HRS Chapter 205A and any other applicable rule or law.

☒ Letter from the Department of Public Works stating that the proposed project does NOT constitute "Substantial Improvement," pursuant to §8-27.2 (If applicable, will require valuation of project).

Exemption Determination (to be completed by Planning Department)



Pursuant to §8-27.3 the Kaua'i County Code, 1987 as amended, the Planning Department hereby certifies the proposed structure(s) or subdivision(s) as exempt from those shoreline setback determination requirements established under §8-27.8.



Pursuant to §8-27.7 the Kaua'i County Code, 1987 as amended, the proposed structure(s) is permitted within the shoreline setback area. While exempt from those shoreline setback determination requirements established under §8-27.8, the proposed structure(s) is subject to the conditions of §8-27.7(b). (See pg. 8)

Planning Director or designee

Date



Additional comments/conditions:

LETTER OF AUTHORIZATION

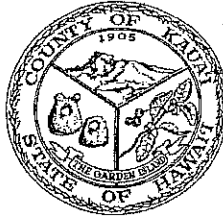
To Whom It May Concern:

I (We) the undersigned, hereby authorize **Rodney Pascua** to act as a representative of the Owner(s) in all applications and procedures as may be required by Governmental Agencies to obtain any and all permits required for the construction of a **SHORELINE SETBACK DETERMINATION (SSD) FOR REVISIONS AND ADDITIONS FOR BUILDING PERMIT 15-2332 ISSUED 1/21/15.** located at **2559 Kawaenui Road, Princeville, Hanalei District, Kauai, Hawaii**
TMK: (4) 5-3-013:030


Simon Lord, Owner

1/25/2018
Date

Bernard P. Carvalho Jr.
Mayor



Lyle Tabata
Acting County Engineer



Wallace G. Rezentes Jr.
Managing Director

County of Kauai
PLANNING DEPT

DEPARTMENT OF PUBLIC WORKS

County of Kauai, State of Hawaii 17 DEC 27 P1:27

4444 Rice Street, Suite 275, Lihu'e, Hawaii 96766
TEL (808) 241-4992 FAX (808) 241-6604

RECEIVED

December 27, 2017

Rodney Pascua
PO BOX 840
Lāwa'i HI, 96765

Subject: SHORELINE SETBACK APPLICATION
SUBSTANTIAL IMPROVEMENT DETERMINATION
SIMON LORD – PROPOSED ADDITIONS (REVISED APPRAISAL)
TMK: (4) 5-4-013:030

PW 12.17.106

Dear Mr. Pascua;

The Department of Public Works (DPW) Engineering Division informed you in a letter dated November 30, 2017 that the it had determined that the proposed additions to the existing structure constituted a substantial improvement to the structure. The determination used a market value for the structure that was provided by the County of Kauai's Real Property Office. The owner of the property has submitted to the DPW by letter dated December 14, 2017 an appraisal for the structure and requested that the market value of the structure be based on the appraisal. DPW has performed a new Substantial Improvement Determination using the information contained in the appraisal and determined that the proposed improvements do not constitute a substantial improvement. A summary of the calculations follows.

Market Value

The market value used in the calculations is from the appraisal completed by Karl T. Mikaye of Mikaye Appraisal, LLC. He estimated the Replacement Cost New Less Depreciation value of the structure to be \$1,085,000, as of May 7, 2016, which is the effective date of the appraisal. The appraisal was prepared by a professional appraiser licensed in the State of Hawai'i (License # CGA 683) and the market value was based on the "Cost Approach."

We have reviewed the appraisal and have determined that for the purpose of making a Substantial Improvement Determination, we will be using the value of \$777,072. This adjusted market value excludes both the current improvements and the 2015 improvements that were included in Mr. Mikaye's appraisal, therefore providing a 2015 market value of the structure.

Cost of Improvements

There was one building permit approved for the structure within the past ten years. BP 15-2342 was approved in 2015. The cost of improvements constructed under BP 15-2342 was provided

Simon Lord
Shoreline Setback Application -- Substantial Improvement Determination
December 27, 2017

COPY

in a cost estimate prepared by Mr. Pascua. Mr. Pascua also prepared a cost estimate for the cost of improvements for the proposed additions under the current building permit. That cost estimate was submitted to the Engineering Division on November 2, 2017 and was valued at \$139,509.65. The total cost of improvements for the past 10 years is shown below:

BP 15-2342	\$168,419.20
CURRENT BP	\$139,509.65
TOTAL	\$307,928.85

Summary

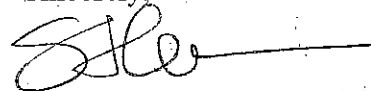
The cost of improvements compared to the market value is:

$$\frac{\text{Cost of Improvements (past 10 years): } \$307,928.85}{\text{Market Value (Real Property): } \$777,072} = 0.3963 \text{ or } 39.63\%$$

Since the total cost does not exceed 50% of the market value, the improvement is not considered to be substantial. Based on our records there were no other permits for the structure within the past ten years. However, if any unpermitted work has been done, or if there are modifications to this application, our determination shall be considered void and the structure must be re-evaluated.

If you have any questions or need additional information, contact Stanford Iwamoto at (808) 241-4896 or siwamoto@kauai.gov.

Sincerely,



8 MICHAEL MOULE, P.E.
Chief, Engineering Division

SI/BV

Copy: Design and Permitting
Planning
Debbie Freeman: permitservice@gmail.com

159°28'50" W

40"

440300mE

04

05

06

07

08

09

2458800mN

22°14' N

87

86

85

50"

84

83

82

40"

81

80

Princeville,

Shoreline
Change
Rate (ft/yr)

Kaweo
Point

Sea Lodge
Beach

454005038

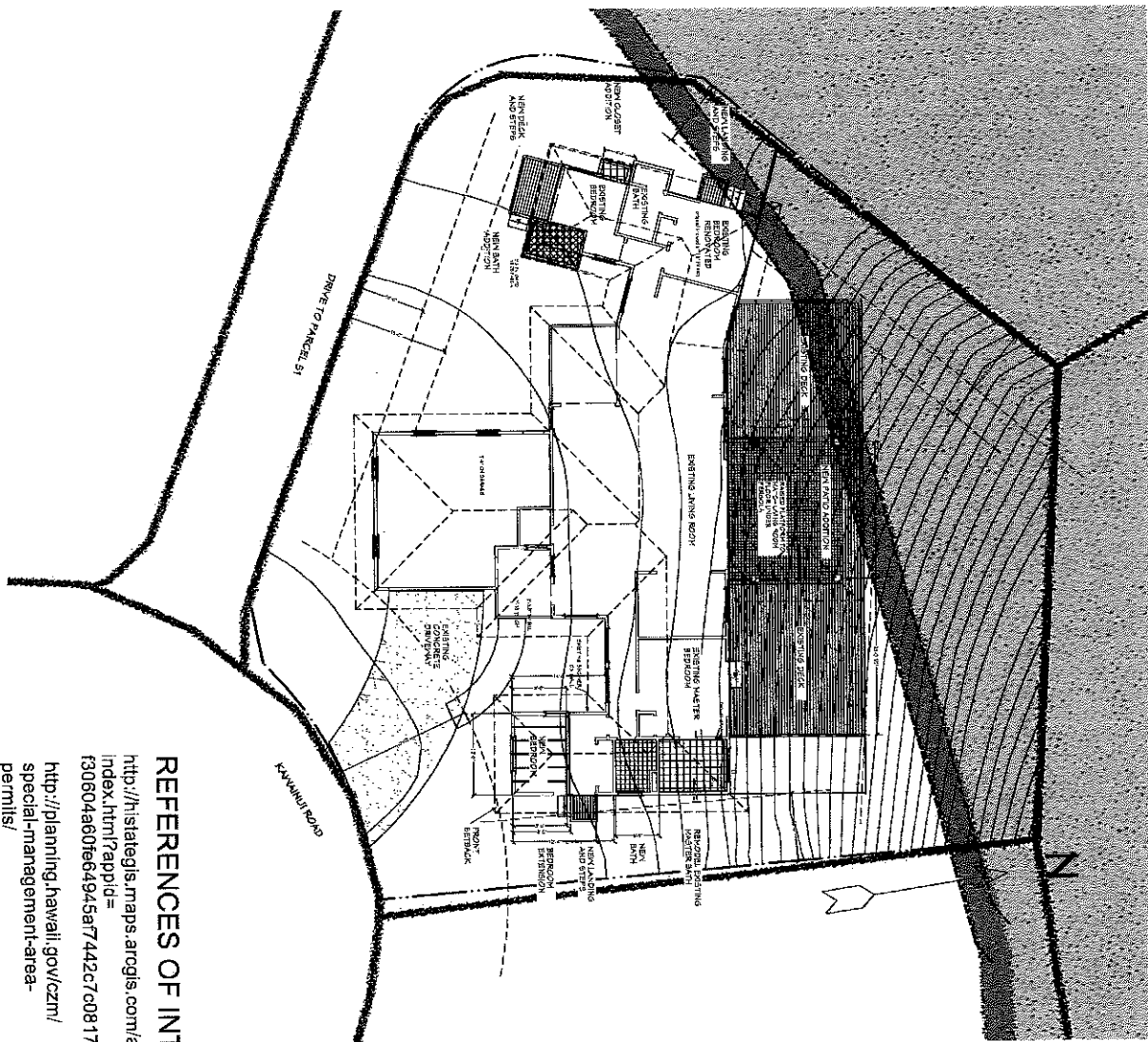
454005040

454005039

454005036

454005037

HISTORICAL SHORELINES



REFERENCES OF INTERNET
<http://hislategis.maps.arcgis.com/apps/Viewer/index.html?appid=f30604a60fe64945a7442c7c08174f9>
<http://planning.hawaii.gov/czm/special-management-area-permits/>

REVISION 150628

SHEET NUMBER

PROPOSED PATIO ADDITION ON EXISTING DECK, EAST SIDE: BEDROOM AND BATH ADDITION, WESTSIDE: BEDROOM BATH AND CLOSET ADDITION AND RENOVATION TO MASTER BATH AND DECK LANDING ADDITIONS

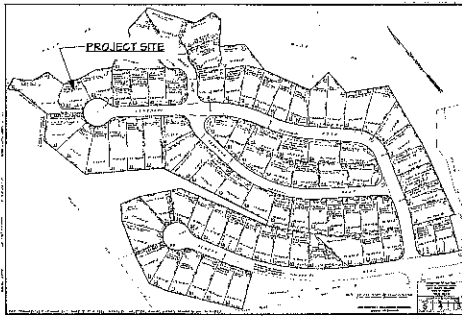
MR. SIMON LORD

TMK (4) 5-4-13:30, 3559 Kaueonui Road, Princeville, Kauai, Hawaii



DESIGN ASSOCIATES KAUAI
 P.O. BOX 840
 LANAHI, HI 96756
 TEL: (808) 832-4435 CELL: (808) 402-0765
 EMAIL: rodney@da-kauai.com
 WEBSITE: WWW.DAKAUAI.COM

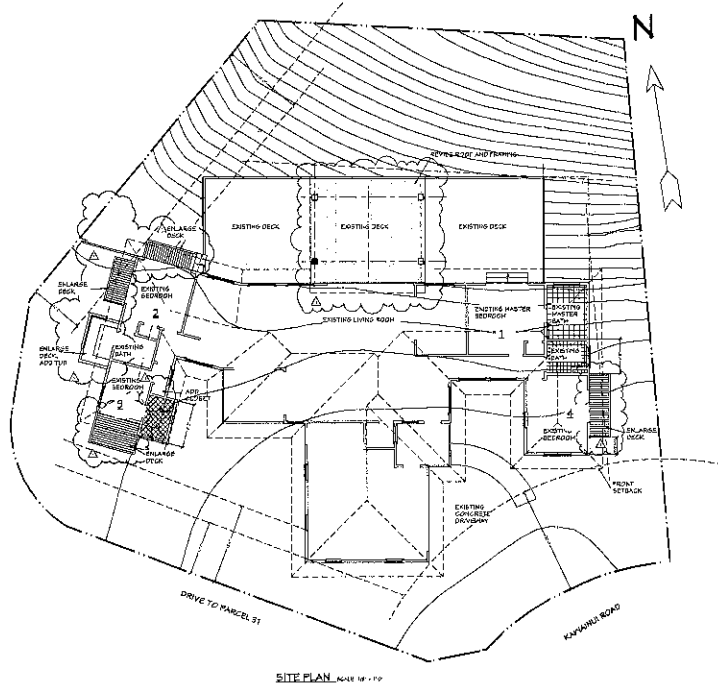
PRINT NUMBER



VICINITY MAP AND TAX MAP KEY
SCALE 1/8" = 1' 0"

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICES, THE 2008 INTERNATIONAL RESIDENTIAL CODE (IRC), AND APPLICABLE STATE AND COUNTY REGULATIONS AND ORDINANCES.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL IMMEDIATELY NOTIFY ARCHITECT OF ANY ERRORS, OMISSIONS, OR CONFLICTS.
3. ALL METAL CONNECTORS INCLUDING BUT NOT LIMITED TO BRACKETS, HANGERS, CAPS, BASES, WALLS, AND SCREWS SHALL BE HOT DIPPED GALVANIZED, UNLESS NOTED OTHERWISE.
4. ALL STRUCTURAL LUMBER SHALL BE PRESSURE TREATED DOUGLAS FIR NO. 2 OR BETTER, UNLESS NOTED OTHERWISE. ALL EXPOSED LUMBER SHALL BE AND SELECTED FOR APPEARANCE: FREE OF LOOSE KNOTS AND CRACKS.
5. ALL DISSIMILAR METALS SHALL BE ISOLATED.
6. NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.
7. MAASONRY SHALL COMPLY WITH (ASTM-C-91).
8. MORTAR SHALL BE TYPE (M).
9. GROUT AND FOOTINGS SHALL BE A MINIMUM OF 2500 PSI CONCRETE, UNLESS OTHERWISE NOTED. FOOTINGS SHALL BE BELOW UNDISTURBED SOIL. SHOULD THERE BE A QUESTION ABOUT SOIL CONDITIONS CONTACT THE ARCHITECT OF RECORD.
10. REINFORCEMENT BARS:
 - A. SHALL HAVE A 24" MIN. LAP AT JOINTS
 - B. SHALL NOT LESS THAN 12" AWAY FROM EARTH
11. PRESENCE OF DECAYED ORGANIC MATTER OR POOR COMPACTION; THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH WORK RELATED TO FOOTING IN THESE AREAS.
12. REINFORCEMENT BARS SHALL COMPLY WITH ASTM-A-618.
13. WALLS AND ROOF: PLY WOOD SHEATHING 1/2" CDX, NAB WITH 84 COMMON NAILS 4" O.C. AT ROOFS AND 12" O.C. IN THE FIELD. PROVIDES MID-SPAN CLIPS.
14. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING AT LEAST (3) DAYS PRIOR TO:
 - POURING CONCRETE FOR FOOTING, COLUMNS, WALLS, AND SLAB.
 - CLOSING IN FLOOR, ROOF, AND WALL FRAMING.
15. CONTRACTOR SHALL MEET PRIOR TO CONSTRUCTION WITH DESIGNER IN ANSWER ANY QUESTIONS RELATED TO THE DRAWINGS.
16. PROVIDE GUTTERS WITH AFDI PROTECTION IN BEDROOMS, LIVING AND DINING ROOM.



SITE PLAN SCALE 1/8" = 1' 0"

SCHEDULE OF IMPROVEMENTS

1. BEDROOM 1: BATH REMODEL
2. BEDROOM RENOVATIONS: NEW SLIDER TOWARD NORTH AND NEW SLIDER TOWARD WEST WITH DECK LANDING AND STEPS
3. BEDROOM 3: NEW BATH, CLOSET AND NEW SLIDING DOOR WITH DECK LANDING AND STEPS
4. CONVERT EXISTING UTILITY ROOM INTO, BEDROOM 4: NEW BATH, CLOSET AND EXTENDED BEDROOM WITH DECK LANDING AND STEPS, NEW WINDOWS AND SLIDING GLASS DOOR
5. PATIO ADDITION OVER EXISTING DECK
6. EXISTING DECK: NEW RAILING

TABLE OF CONTENTS

- SHEET SP1 SITE PLAN, VICINITY AND TMK MAP
SHEET A01 FLOOR PLAN (FULL)
SHEET A02 EXTERIOR AND INTERIOR ELEVATIONS
SHEET S01 FOUNDATION AND FLOOR FRAMING PLAN AND DETAILS
SHEET S02 ROOF FRAMING PLAN AND DETAILS
SHEET E01 ELECTRICAL PLAN

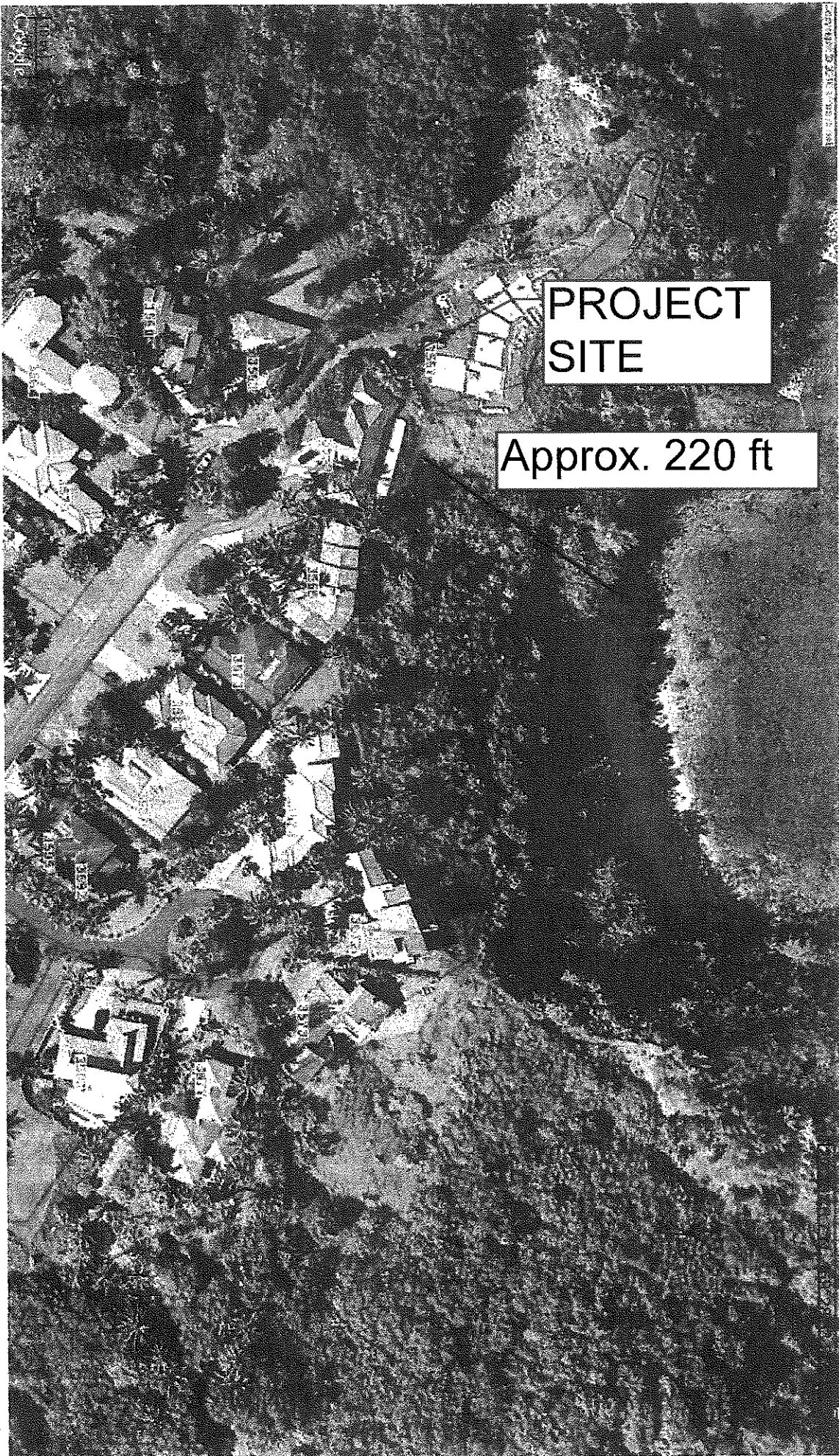
REVISION 170425
REVISION 150402



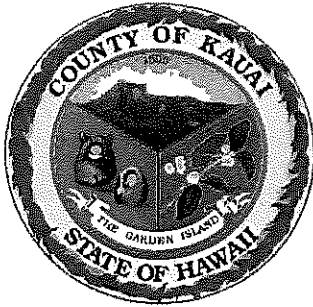
DESIGN ASSOCIATES, INC.
ARCHITECT
1000 N. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
TEL: 754.571.1111 FAX: 754.571.1112
WWW.DA-ARCHITECTS.COM

PROPOSED PATIO ADDITION OVER EXISTING DECK, EAST SIDE, BEDROOM AND BATH ADDITION, WESTSIDE BEDROOM BATH AND CLOSET ADDITION AND RENOVATION TO MASTER BATH AND DECK LANDING ADDITION
MR. SIMON LORD
TMK (4) 5-4-1330, 3559 Keweenaw Road, Princeton, Kansas, KS

SHEET NUMBER
SP1
OF 5 SHEETS



produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.



PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

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Expiration Date:	
Planner Assigned:	

Instructions: File all information requested under Part A for processing the Determination of Applicability (§8-27.1), including signature page. Fill out Parts A and B if you know that your parcel will require a Certified Shoreline Survey, due to the proximity to the shoreline. If you are proposing a permitted structure or subdivision within the shoreline setback area fill in Part C. For applications involving a variance, complete Part D.

Applicant Information	
Applicant:	BLAINE PERRELLA
Mailing Address:	PO BOX 1234 KILAUEA, HI 96757
Phone:	808.755.5197
Email:	laforza89@gmail.com
Applicant's Status: (Check one)	
<input checked="" type="checkbox"/> Owner of the Property	(Holder of at least 75% of the equitable and legal title)
<input type="checkbox"/> Lessee of the Property	Lessee must have an unexpired and recorded lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization.
<input type="checkbox"/> Authorized Agent	Attach Letter of Authorization
Transmittal Date:	1/29/2018

Project Information (attach additional sheets, if necessary)	
County Zoning District:	AG/OPEN
Tax Map Key(s):	4-9-05:15 B
Land Area:	1.67 ACRES
Nature of Development: (Description of proposed structure or subdivision)	BUILD 3BD, 3BA ADU DWELLING AND DETACHED GARAGE, AGRICULTURE BUILDING, WOOD POST+RAIL FENCE ALONG ROAD, 2GATE POSTS

**NO PERMITS WILL BE ISSUED WITHOUT PLANNING COMMISSION ACCEPTANCE,
EXCEPT AS PROVIDED IN §8-27.8(c)(8)**

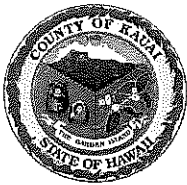
Part A

Shoreline Setback Determination of Applicability (§8-27.1)

Check all that apply, fill in applicable information. Any box checked must be accompanied by additional information, photos and/or documentation.

- Property is Abutting the Shoreline
☐ Proposed project's approximate distance from shoreline (based on aerial map): _____ ft.
- Property is Not Abutting the Shoreline
☒ Proposed project's approximate distance from shoreline (based on aerial map): 250-300 ft.
200' TO BEGINNING OF PROPERTY
- Additional Information:
☒ Shoreline Change (Erosion/Accretion) Rate: -0.4 ft./year
(Information available here: www.soest.hawaii.edu/coasts/kauaicounty/KCounty.html)
☐ Number and description of parcels (including roads, buildings, structures) between Shoreline and this parcel:

1 VACANT PARCEL 1 ROADWAY



PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

- ☒ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)

6/1 upsloping 33' to 78' above sea level

- ☒ Shoreline type (e.g. beach, dune, rocky, sandy with rocky outcropping, etc.)

Rocky with some sand

- ☐ Artificially armored Shoreline

☐ If checked, what type of armoring (e.g. seawall, revetment, bulkhead): _____

☐ Is the armoring permitted/authorized? _____

☐ Date of authorization (attach copy of authorization letter): _____

- ☐ Is property in coastal floodplain (if checked, what zone)? _____

- ☐ Has this property been subject to coastal hazards (i.e. flooding, erosion, tsunami, etc.) in the past?

PLEASE NOTE:

Any misrepresentation of information in this shoreline setback application will result in revocation of this determination and may result in fines and criminal prosecution.

Applicant's Signature

[Handwritten Signature]

Signature

1/26/2018

Date

Applicability (to be completed by Planning Department)

- ☒ Setback Determination necessary. Requirements of Ordinance No. 979 are applicable.

- ☐ Setback Determination is NOT necessary. Requirements of Ordinance No. 979 are not applicable.

[Handwritten Signature]
Planning Director or designee

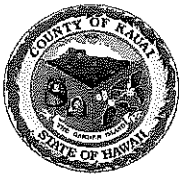
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- ☐ A non-refundable processing fee of **one hundred dollars (\$100.00)** shall accompany a request for determination. (§8-27.8(e))
- ☐ An aerial map/image (ex. Google Maps or Google Earth) with a line drawn from the shoreline/vegetation line (approximate shoreline) to the proposed project and the calculated distance in feet.
- ☐ A detailed Plot Plan **to scale** with all existing and proposed structures including driveways, visible lot coverage, setbacks and measurement details, fences, gates, and walls, etc.
- ☐ Building Permit Number (If building plans submitted)

100
AERIALS
MAP



PLANNING DEPARTMENT SHORELINE SETBACK DETERMINATION

Exemption Determination



Exemption 1

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(C) The repairs are permitted by the Comprehensive Zoning Ordinance, Development Plans, building code, floodplain management regulations, special management area requirements under HRS Chapter 205A and any other applicable rule or law.



Letter from the Department of Public Works stating that the proposed project does **NOT** constitute "Substantial Improvement," pursuant to §8-27.2 (If applicable, will require valuation of project).

Exemption Determination (to be completed by Planning Department)



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Planning Director or designee

Date



Additional comments/conditions:

44000015
KUKUIHA SEASIDE ESTATES #61

AG
BLDG.

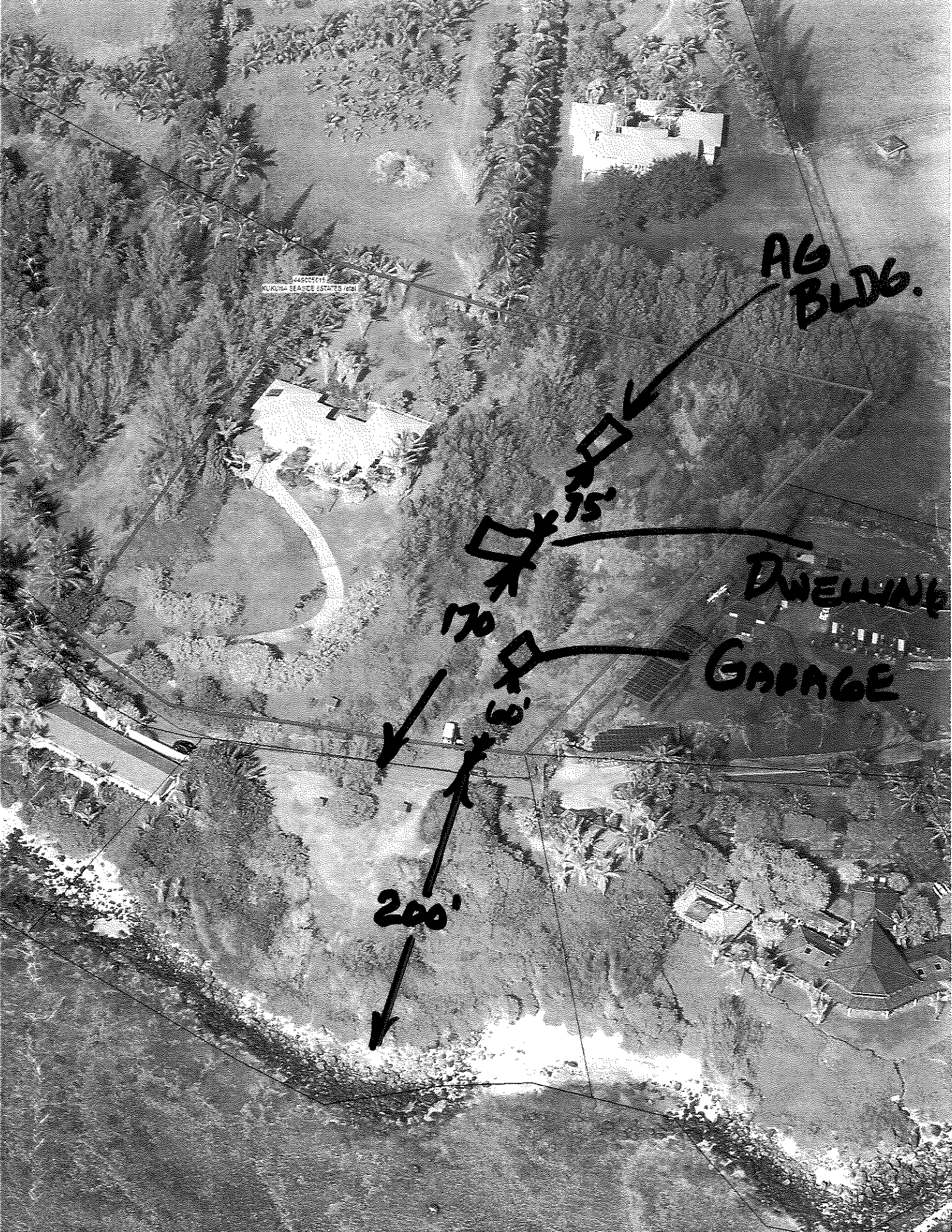
DWELLING
GARAGE

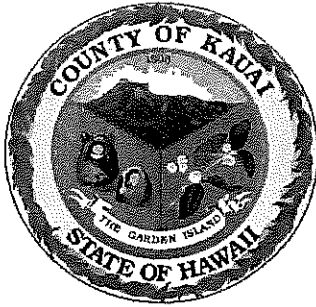
200'

170

130

75





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Applicant Information	
Applicant:	KAUAI ISLAND BREWING COMPANY
Mailing Address:	PO BOX 215 ELEELE, HI 96705
Phone:	808-755-5926
Email:	bret@kauaibrewing.com
Applicant's Status: (Check one)	
<input type="checkbox"/> Owner of the Property	(Holder of at least 75% of the equitable and legal title)
<input checked="" type="checkbox"/> Lessee of the Property	Lessee must have an unexpired and recorded lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization.
<input type="checkbox"/> Authorized Agent	Attach Letter of Authorization
Transmittal Date: _____	

Project Information (attach additional sheets, if necessary)	
County Zoning District:	INDUSTRIAL
Tax Map Key(s):	(4) 2-1-03-04
Land Area:	
Nature of Development: (Description of proposed structure or subdivision)	OUTSIDE DECK INSTALLED ADJACENT TO EXISTING STRUCTURE DESIGNED IN SIMILAR CONSTRUCTION

**NO PERMITS WILL BE ISSUED WITHOUT PLANNING COMMISSION ACCEPTANCE,
EXCEPT AS PROVIDED IN §8-27.8(c)(8)**

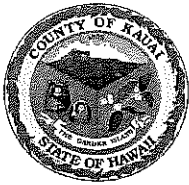
Part A

Shoreline Setback Determination of Applicability (§8-27.1)

Check all that apply, fill in applicable information. Any box checked must be accompanied by additional information, photos and/or documentation.

- Property is Abutting the Shoreline
☐ Proposed project's approximate distance from shoreline (based on aerial map): _____ ft.
- Property is Not Abutting the Shoreline
☒ Proposed project's approximate distance from shoreline (based on aerial map): 500 ft.
- Additional Information:
☐ Shoreline Change (Erosion/Accretion) Rate: _____ ft./year
(Information available here: www.soest.hawaii.edu/coasts/kauaicounty/KCounty.html)
☒ Number and description of parcels (including roads, buildings, structures) between Shoreline and this parcel:

6, 4305, 4310, 185, 211, 48, 171



PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

- ☒ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)

FLAT

- ☒ Shoreline type (e.g. beach, dune, rocky, sandy with rocky outcropping, etc.)

ROCKY BOAT MARINA

- ☐ Artificially armored Shoreline

☐ If checked, what type of armoring (e.g. seawall, revetment, bulkhead): _____

☐ Is the armoring permitted/authorized? _____

☐ Date of authorization (attach copy of authorization letter): _____

- ☒ Is property in coastal floodplain (if checked, what zone)? 15000 20289 F, eff on 11/26/10

- ☒ Has this property been subject to coastal hazards (i.e. flooding, erosion, tsunami, etc.) in the past?

NOT TO TENANT'S KNOWLEDGE

PLEASE NOTE:

Any misrepresentation of information in this shoreline setback application will result in revocation of this determination and may result in fines and criminal prosecution.

Applicant's Signature

Brett

Signature

1/12/18

Date

Applicability (to be completed by Planning Department)

- ☒ Setback Determination necessary. Requirements of Ordinance No. 979 are applicable.

- ☐ Setback Determination is NOT necessary. Requirements of Ordinance No. 979 are not applicable.

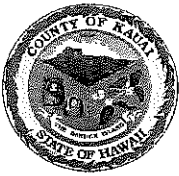
[Signature]
Planning Director or designee

1/29/18
Date

If **Part A** has been deemed that a Determination will be necessary, the additional information will be required for submission of this application.

Part B

- ☒ A non-refundable processing fee of **one hundred dollars (\$100.00)** shall accompany a request for determination. (§8-27.8(e))
- ☒ An aerial map/image (ex. Google Maps or Google Earth) with a line drawn from the shoreline/vegetation line (approximate shoreline) to the proposed project and the calculated distance in feet.
- ☒ A detailed Plot Plan **to scale** with all existing and proposed structures including driveways, visible lot coverage, setbacks and measurement details, fences, gates, and walls, etc.
- ☒ Building Permit Number (If building plans submitted)



PLANNING DEPARTMENT SHORELINE SETBACK DETERMINATION

Exemption Determination

☐ **Exemption 1**

In cases where the proposed structure or subdivision satisfies the following four criteria:

(A) In cases where the proposed structure or subdivision is located outside of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 'V' or 'VE' flood zones;

(B) The proposed structure or subdivision is located at an elevation which is thirty (30) feet above sea level or greater;

(C) The applicant can demonstrate to the satisfaction of the Planning Director that the property is clearly adjacent to a rocky shoreline and that it will not affect or be affected by coastal erosion or hazards; and

(D) The shoreline setback shall be sixty (60) feet from the certified shoreline which has been established not more than twelve (12) months from the date of the application for the exception under this section.

☒ **Exemption 2**

In cases where the applicant can demonstrate to the satisfaction of the Planning Director that the applicant's proposed structure or subdivision will not affect beach processes, impact public beach access, or be affected by or contribute to coastal erosion or hazards, excluding natural disasters. Factors to be considered shall include, but not be limited to, proximity to the shoreline, topography, properties between shoreline and applicant's property, elevation, and the history of coastal hazards in the area.

☐ **Exemption 3**

Pursuant to §8-27.7, those structures and uses found exempt in Table 3 (see pg. 7) including repairs and renovations to a lawfully existing structure, including nonconforming structures, provided that:

(A) The repairs DO NOT enlarge, add to or expand the structure; increase the size or degree of non-conformity; or intensify the use of the structure or its impact on coastal processes;

(B) The repairs DO NOT constitute a substantial improvement of the structure; and

(C) The repairs are permitted by the Comprehensive Zoning Ordinance, Development Plans, building code, floodplain management regulations, special management area requirements under HRS Chapter 205A and any other applicable rule or law.

☐ Letter from the Department of Public Works stating that the proposed project does **NOT** constitute "Substantial Improvement," pursuant to §8-27.2 (If applicable, will require valuation of project).

Exemption Determination (to be completed by Planning Department)

☐ Pursuant to §8-27.3 the Kaua'i County Code, 1987 as amended, the Planning Department hereby certifies the proposed structure(s) or subdivision(s) as exempt from those shoreline setback determination requirements established under §8-27.8.

☐ Pursuant to §8-27.7 the Kaua'i County Code, 1987 as amended, the proposed structure(s) is permitted within the shoreline setback area. While exempt from those shoreline setback determination requirements established under §8-27.8, the proposed structure(s) is subject to the conditions of §8-27.7(b). (See pg. 8)

Planning Director or designee

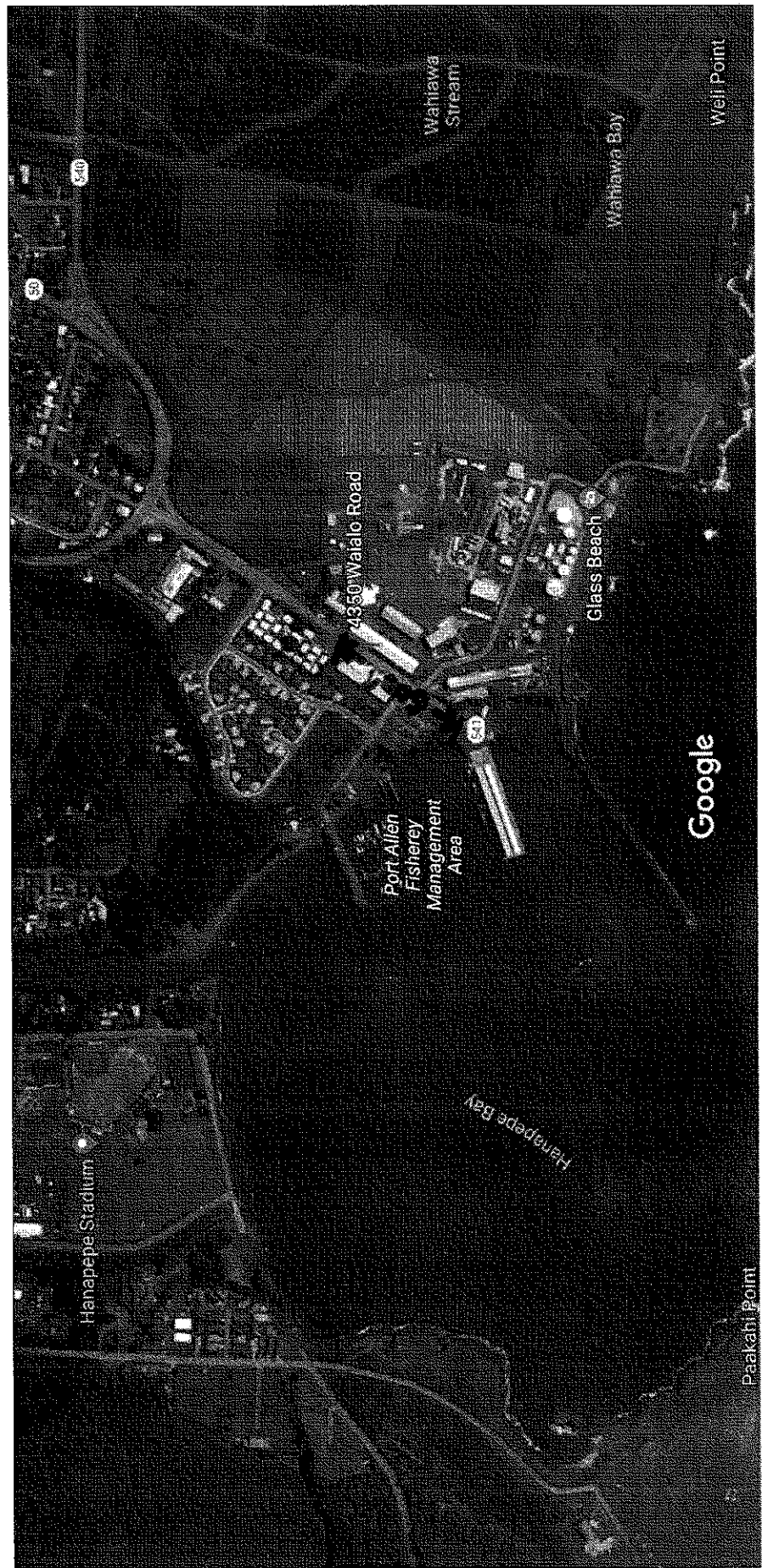
Date

☐ **Additional comments/conditions:**

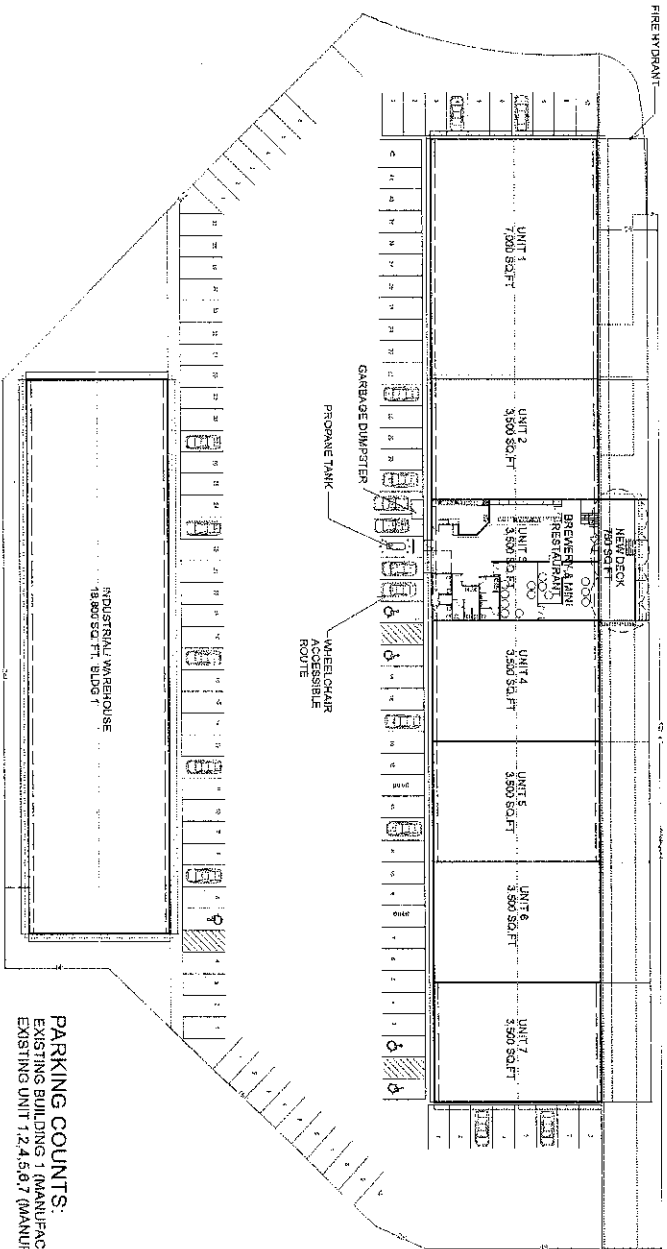
Google Maps

4350 Waialo Rd

Kauai Island Brewing Company Deck Addition, Building Permit No. 17-2537,



WAIALO ROAD



PLOT PLAN

SCALE: 1" = 50'

PARKING COUNTS:

EXISTING BUILDING 1 (MANUFACTURE/INDUSTRIAL USE) = 13,800 SQ. FT./500 = 28 PARKING SPACES
EXISTING UNIT 1, 2, 4, 5, 6, 7 (MANUFACTURE/INDUSTRIAL USE) = 21,000 SQ. FT./500 = 42 PARKING SPACES

EXISTING KAUAI ISLAND BREWERY = RESTAURANT - 2254/100 = 23 PARKING SPACES
= BREWERY - 964/500 = 2 PARKING SPACES

NEW DECK SITTING = 750/100 = 8 PARKING SPACES

TOTAL REQUIRED = 103 PARKING SPACES
ACTUAL PROVIDED (EXISTING) = 103 PARKING SPACES

REFERENCE CODE: IBC 2006
OCCUPANCY TYPE: A2
CONSTRUCTION TYPE: VB

A3

SHEET:

SCALE:

DATE:
10/19/2017

OWNER:

PROJECT DESCRIPTION

OPEN DECK ADDITION
to
Existing Kauai Island Brewing Co.

ADDRESS: 4350 WAIALO ROAD
ELELE, KAUAI 96705
TMK: 2-1-003:004